

**SPECIAL MEETING AGENDA
ORANGE COUNTY HOUSING FINANCE TRUST**

THURSDAY, DECEMBER 19, 2019, 4:00 P.M.

HALL OF ADMINISTRATION
COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd.
Santa Ana, California

JOHN MARK JENNINGS
Chair

ANDREW DO
Vice Chair

DON BARNES
Director

DOUG CHAFFEE
Director

DAVID PENALOZA
Director

JAMEY FEDERICO
Director

SHARI FREIDENRICH
Director

ED SACHS
Director

STEPHEN FAESSEL
Director

Trust Manger
Adam Eliason

Trust Counsel
Jacqueline Guzman

Clerk of the Trust
Robin Stieler

This agenda contains a brief general description of each item to be considered. The Orange County Housing Finance Trust encourages public participation. If you wish to speak during public comment, please complete a Speaker Request Form and deposit it in the Speaker Form Return box located next to the Clerk. Speaker Forms are located on the table next to the entrance doors. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the Orange County Housing Finance Trust, please state your name for the record prior to providing your comments.

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Clerk of the Board's Office 72 hours prior to the meeting at (714) 834-2206****

*All supporting documentation is available for public review online at:
www.OCHFT.org and in the office of the Clerk of the Board of Supervisors located in the
Hall of Administration Building, 333 W. Santa Ana Blvd., 10 Civic Center Plaza, Room 465,
Santa Ana, California 92701 during regular business hours,
8:00 a.m. - 5:00 p.m., Monday through Friday.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

DISCUSSION ITEM (Item 1):

At this time, members of the public may ask the Board to be heard on the following items as those items are called.

1. Approve proposed bill language and authorize staff to implement the funding strategy Ad Hoc Committee recommendation; authorize staff to make edits to funding amounts under certain conditions; provide direction to staff for procuring legislative advocacy services; and direct staff to return to the Board in January 2020.

HOUSING TRUST MANAGER REPORT

2. Oral Report from the Housing Trust Manager

PUBLIC & TRUST COMMENTS:

At this time members of the public may address the Trust on any matter not on the agenda but within the jurisdiction of the Trust. The Trust or Chair may limit the length of time each individual may have to address the Trust.

PUBLIC COMMENTS

DIRECTOR COMMENTS

ADJOURNED:

NEXT MEETINGS: January 15, 2019 at 10:00 a.m.

REQUEST FOR ORANGE COUNTY HOUSING FINANCE TRUST (OCHFT) BOARD ACTION

MEETING DATE: December 19, 2019

SUBJECT: Approval to submit draft legislative bill and selection process for lobbying firm.



Adam B. Eliason, Manager

RECOMMENDED ACTION:

1. APPROVE THE PROPOSED BILL LANGUAGE, INCLUDED AS ATTACHMENT A, APPROPRIATING FUNDING IN THE AMOUNT AS DIRECTED BY THIS BOARD FROM THE STATE OF CALIFORNIA GENERAL FUND TO THE OCHFT AND AUTHORIZE STAFF TO IMPLEMENT THE FUNDING STRATEGY AD HOC COMMITTEE RECOMMENDATION TO WORK WITH LOCAL LEGISLATORS TO FINALIZE THE BILL.
2. AUTHORIZE STAFF TO MAKE EDITS TO FUNDING AMOUNT BASED UPON LEGISLATIVE AND LOBBYIST RECOMMENDATIONS WITHOUT FURTHER BOARD ACTION.
3. PROVIDE DIRECTION TO STAFF FOR PROCURING LEGISLATIVE ADVOCACY SERVICES; AND DIRECT STAFF TO RETURN TO THE BOARD IN JANUARY 2020 WITH A RECOMMENDATION FOR PROVISION OF SAID SERVICES.

BACKGROUND:

At the October 2019 OCHFT Board Meeting, the Board approved the formation of the Funding Strategy Ad Hoc Committee (“Committee”), consisting of Chair Jennings, Vice-Chair Do, and Board Member Chaffee. Staff met with the Committee on December 3, 2019 and discussed several issues relevant to funding the OCHFT.

Significant among the topics discussed included a proposed legislative bill that would appropriate funding to the OCHFT to finance the development of affordable and permanent supportive housing for those experiencing homelessness in Orange County.

Staff has prepared language for a draft legislative bill that would begin the dialogue with local legislators. If approved, Staff will coordinate with the Funding Strategy Ad Hoc Committee members to meet with local legislators and seek their support and feedback.

For this bill to be introduced in the 2020 legislative calendar, there are required legislative meetings and committee deadlines in January 2020. The Funding Strategy Ad Hoc Committee directed Staff to schedule this special meeting of the Trust to receive direction from the Board in order that we meet these upcoming deadlines.

To navigate the legislative bill process, the Trust will need a legislative advocacy services firm. Staff requests Board direction on the selection process for the procurement of the firm. One alternative would be to direct staff to solicit recommendations on advocacy services and return to the Board with a list of qualified firms for selection and commencement of negotiations with the selected firm.

The chosen lobbyist will be integral in helping finalize the bill and improving the chance that funding will be approved for the purpose intended. It is important that this legislative bill introduces to Sacramento the homelessness crisis facing Orange County. In addition, the delegation promoting this bill will emphasize the Trust regional effort of local government and highlight the private stakeholders experience and capacity. This Trust driven collaborative approach to a regional housing crisis is exactly what the State can support as a model for other areas. To that end, Staff also requests Board direction on the source of payment for the Trust's advocacy services.

The mission of the Trust is to strengthen the communities in Orange County by financing the development of housing for the homeless and low-income individuals and families. The key to achieving that mission is to aggressively seek out and obtain funding.

Staff and the Funding Strategy Ad Hoc Committee recommends approval of this agenda item.

DRAFT - ORANGE COUNTY HOUSING FINANCE TRUST GAP FUNDING BILL

Existing law, AB 448 (2018), authorized the creation of the Orange County Housing Finance Trust (Trust) for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County of Orange.

This bill would appropriate \$_____ from the State General Fund to the State Department of Housing and Community Development for distribution to the Trust. Appropriated funding would be distributed on January 1, 2021 and would require the moneys to be used to provide funding to develop affordable and permanent supportive housing for those experiencing homelessness throughout Orange County. The funding would specifically assist persons and families of extremely low, very low, and low income, as defined in Section 50093 of the Health and Safety Code.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The legislature finds and declares all the following:

- (a) The County of Orange is in the midst of a homelessness crisis.
- (b) On September 11, 2018, AB 448 (2018) was signed into law establishing and authorizing the Trust to respond to the homelessness crisis.
- (c) To date, the County and twenty-one cities within the County of Orange have collaboratively formed the Trust and worked with developers and service providers to create a pipeline of affordable and permanent supportive housing projects needing gap funding to address the crisis throughout Orange County.
- (d) The Trust pledges \$_____ of their own funds towards capital improvement projects and all other necessary administrative funding for the Trust.
- (e) The sum of _____ is hereby appropriated from the State General Fund to the State Department of Housing and Community Development for distribution to the Orange County Housing Finance Trust to fund the development of affordable and permanent supportive housing for those experiencing homelessness throughout Orange County. The funding would specifically assist persons and families of extremely low, very low, and low income, as defined in Section 50093 of the Health and Safety Code.